

Application # _____	Fees Paid _____
Date Received: _____	Accepted by _____
Date deemed complete _____	App Deny Conditions



**APPLICATION FOR DESIGNATION  
AS A  
'PD', PLANNED DEVELOPMENT  
CITY OF GREENVILLE, SOUTH CAROLINA**

**APPLICANT/OWNER INFORMATION**

APPLICANT

PROPERTY OWNER

NAME:		
ADDRESS:		
PHONE:		
FAX:		
EMAIL:		

**PROPERTY INFORMATION**

STREET ADDRESS: \_\_\_\_\_

DEED BOOK/PAGE \_\_\_\_\_ TAX PARCEL #: \_\_\_\_\_

CURRENT ZONING DESIGNATION \_\_\_\_\_ ACREAGE \_\_\_\_\_

**SUPPORTING INFORMATION**

1. **USES AND USE SPECIFIC STANDARDS** – THE APPLICANT MUST ENUMERATE ALL PROPOSED USES ON THE PD PLAN; ALL USES ARE SUBJECT TO **SECTION 19-4.3, USE-SPECIFIC STANDARDS**.
  
2. **MINIMUM DIMENSIONAL REQUIREMENTS** – THE APPLICANT MUST SPECIFY APPLICABLE LOT AREA, LOT WIDTH, SETBACK, LOT COVERAGE, MAXIMUM HEIGHT, AND OTHER RELEVANT DIMENSIONAL CRITERIA UNIQUE TO THE PD; ALL USES ARE OTHERWISE SUBJECT TO **SECTION 19-5, DIMENSIONAL STANDARDS AND MEASUREMENTS**.
  
3. **OFF-STREET PARKING** – THE APPLICANT MUST PROVIDE A COMPREHENSIVE PARKING AND LOADING PLAN; ALL USES ARE OTHERWISE SUBJECT TO **SECTION 19-6.1, OFF-STREET PARKING AND LOADING**.
  
4. **LANDSCAPING, BUFFERING, AND SCREENING** – THE APPLICANT MUST PROVIDE A COMPREHENSIVE LANDSCAPING PLAN; IN LIEU THEREOF, THE REQUIREMENTS OF **SECTION 19-6.2, LANDSCAPING, BUFFERING, AND SCREENING**, SHALL APPLY.
  
5. **SIGNS** – THE APPLICANT MUST PROVIDE A COMPREHENSIVE SIGN PLAN; IN LIEU THEREOF, THE REQUIREMENTS OF **SECTION 19-6.6, SIGNS**, SHALL APPLY.

## INSTRUCTIONS

1. IF THE APPLICATION INCLUDES MORE THAN ONE (1) PARCEL AND MORE THAN ONE (1) OWNER, THE APPLICANT MUST PROVIDE THE APPROPRIATE DEED BOOK/PAGE REFERENCES, TAX PARCEL NUMBERS, AND OWNER SIGNATURES AS AN ATTACHMENT.
2. THE APPLICATION AND FEE, **MADE PAYABLE TO THE CITY OF GREENVILLE**, MUST BE RECEIVED BY THE PLANNING AND DEVELOPMENT OFFICE NO LATER THAN 5:00 PM OF THE DATE REFLECTED ON THE ATTACHED SCHEDULE.
3. THE APPLICANT/OWNER MUST RESPOND TO THE "STANDARDS" QUESTIONS ON PAGE 2 OF THIS APPLICATION (YOU MUST ANSWER "WHY" YOU BELIEVE THE APPLICATION MEETS THE TESTS FOR GRANTING A 'PD' DESIGNATION). SEE **ALSO SECTION 19-2.3.3, PLANNED DEVELOPMENT DISTRICT**, AND **SECTION 19-3.2(N), DISTRICT DESCRIPTIONS – PD: PLANNED DEVELOPMENT DISTRICT**, FOR ADDITIONAL INFORMATION. YOU MAY ATTACH A SEPARATE SHEET ADDRESSING THESE QUESTIONS.
4. IF YOU ARE SUBMITTING AN APPLICATION TO DESIGNATE A PORTION OF A PROPERTY AS 'PD' OTHERWISE DESCRIBED BY DEED, YOU MUST ATTACH A SURVEY OF THE PARCEL REFLECTING THE REQUESTED DESIGNATION(S) BY COURSES AND DISTANCES.
5. YOU MUST ATTACH THE REQUIRED APPLICATION FEE: \$700.00.
6. THE ADMINISTRATOR WILL REVIEW THE APPLICATION FOR "SUFFICIENCY" PURSUANT TO **SECTION 19-2.2.6, DETERMINATION OF SUFFICIENCY**, PRIOR TO PLACING THE APPLICATION ON THE PLANNING COMMISSION AGENDA. IF THE APPLICATION IS DETERMINED TO BE "INSUFFICIENT", THE ADMINISTRATOR WILL CONTACT THE APPLICANT TO REQUEST THAT THE APPLICANT RESOLVE THE DEFICIENCIES. **YOU ARE ENCOURAGED TO SCHEDULE AN APPLICATION CONFERENCE WITH A PLANNER, WHO WILL REVIEW YOUR APPLICATION FOR "SUFFICIENCY" AT THE TIME IT IS SUBMITTED. CALL (864) 467-4476 TO SCHEDULE AN APPOINTMENT.**
7. YOU MUST POST THE SUBJECT PROPERTY AT LEAST 15 DAYS (BUT NOT MORE THAN 18 DAYS) PRIOR TO THE SCHEDULED HEARING DATE.

\_\_\_\_\_ SIGNS ARE ACKNOWLEDGED AS RECEIVED BY THE APPLICANT

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8. THE APPLICANT AND PROPERTY OWNER AFFIRM THAT ALL INFORMATION SUBMITTED WITH THIS APPLICATION; INCLUDING ANY/ALL SUPPLEMENTAL INFORMATION IS TRUE AND CORRECT TO THE BEST OF THEIR KNOWLEDGE AND THEY HAVE PROVIDED FULL DISCLOSURE OF THE RELEVANT FACTS.

IN ADDITION, THE APPLICANT AND PROPERTY OWNER AFFIRM THAT THE TRACT OR PARCEL OF LAND SUBJECT OF THIS APPLICATION IS, OR IS NOT, RESTRICTED BY ANY RECORDED COVENANT THAT IS CONTRARY TO, CONFLICTS WITH, OR PROHIBITS, THE REQUESTED ACTIVITY.

IF THE PLANNING OFFICE HAS ACTUAL NOTICE\* THAT A RESTRICTIVE COVENANT\* IS CONTRARY TO, CONFLICTS WITH, OR PROHIBITS THE REQUESTED ACTIVITY, THE OFFICE MUST NOT ISSUE THE PERMIT UNLESS THE OFFICE RECEIVES CONFIRMATION FROM THE APPLICANT THAT THE RESTRICTIVE COVENANT HAS BEEN RELEASED BY ACTION OF THE APPROPRIATE AUTHORITY, PROPERTY HOLDERS, OR BY COURT ORDER.

TO THAT END, THE APPLICANT HEREBY AFFIRMS THAT THE TRACT OR PARCEL OF LAND SUBJECT OF THE ATTACHED APPLICATION IS \_\_\_\_\_ OR IS NOT \_\_\_\_\_ RESTRICTED BY ANY RECORDED COVENANT THAT IS CONTRARY TO, CONFLICTS WITH, OR PROHIBITS THE REQUESTED ACTIVITY.

	APPLICANT
	DATE
	PROPERTY OWNER
	DATE

**APPLICANT RESPONSE TO  
SECTION 19-3.2(N) GENERAL DEVELOPMENT PARAMETERS**

(YOU MAY ATTACH A SEPARATE SHEET)

1. DESCRIBE THE WAYS IN WHICH THE PROPOSED PLANNED DEVELOPMENT PROVIDES A MIX OF USES.

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2. DESCRIBE THE WAYS IN WHICH THE PROPOSED PLANNED DEVELOPMENT UTILIZES CLUSTER OR TRADITIONAL NEIGHBORHOOD DEVELOPMENT PRINCIPLES TO THE GREATEST EXTENT POSSIBLE THAT IS INTERRELATED AND LINKED BY PEDESTRIAN WAYS, BIKE WAYS, AND TRANSPORTATION SYSTEMS.

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3. DESCRIBE THE WAYS IN WHICH THE PROPOSED PLANNED DEVELOPMENT RESULTS IN LAND USE PATTERNS THAT PROMOTE AND EXPAND OPPORTUNITIES FOR PUBLIC TRANSPORTATION AND AN EFFICIENT AND COMPACT NETWORK OF STREETS, ETC.

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4. DESCRIBE THE WAYS IN WHICH THE PROPOSED PLANNED DEVELOPMENT WILL BE COMPATIBLE WITH THE CHARACTER OF SURROUNDING LAND USES AND MAINTAIN AND ENHANCE THE VALUE OF SURROUNDING PROPERTIES.

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